

2016 Application Workshop

02/25/2016



DCA State Priorities

DCA Housing Strategic Goals:

Increasing access to thriving communities through outreach and development in areas of opportunity	Partnering across Georgia to grow and achieve local visions for strong communities	Fostering inclusive communities free of barriers to individuals underserved by existing housing programs
Access to quality schools, quality jobs, diverse neighborhoods, affordable and reliable transportation	Concerted community development and measureable outcomes	Overcoming barriers to access for people with disabilities, returning citizens, extremely low-income households, and individuals experiencing homelessness
Financing affordable housing and undertaking outreach to landlords	Capitalizing on existing local momentum and supporting new community development	Increasing access to housing support and encouraging outreach to landlords
Education: Demonstrating to communities the value of affordable housing	Education: Capacity building, technical assistance, and targeted financing	Education: Increasing knowledge of housing options

Important 2016 Dates

- DCA CHDO Training March 9th, 2016
- DCA Section 811 Training March 15th, 2016
- Pre Applications Due March 17th, 2016
- Last day to submit DCA Q&A May 13th, 2016
- Application Submission Day June 9th, 2016

Integrated Supportive Housing Points

- Section 811 project based rental assistance or other DCA offered rental assistance
- Up to 10% of the units committed for Targeting
- Change: 10% of units must be 1 bedroom
- Update: 50% and 60% units are eligible

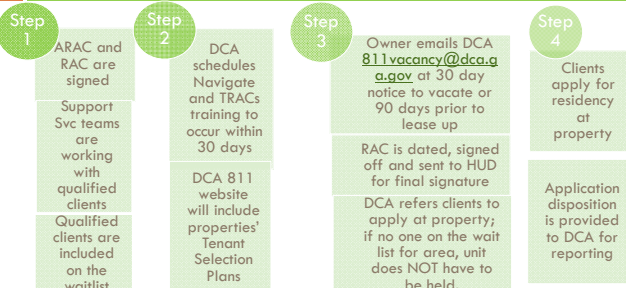
811 Program Rental Assistance Implementation

- 2012: 811 Grant for approximately 134 units
- 2013: 811 Grant for approximately 350 units
- Eligible tenants qualify for federal subsidies and
- Severe and persistent mental illness, and "Money follows the Person"
- Program referrals come to DCA from case managers statewide
- Tenancy limited to "Family", with no other units targeting persons with disabilities

811 Program Rental Assistance Implementation

- 20-year Rental Assistance Contract ("RAC")
- 30-year Use Restriction
- HUD Lease is a requirement
- Agreement for Rental Assistance Contract ("ARAC") gets the property into the system
- RAC is executed by DCA and HUD when 1st units become available

811 Program Rental Assistance Implementation



811 Program Rental Assistance Implementation

- Allow 10 days for prospective clients to apply
- If more time is needed, we will pay 80% of rent for up to 60 days to keep the unit available
- If no one on the waiting list for a location, the unit does not have to be held

811 Program Rental Assistance Implementation

- DCA's Office of Special Housing Initiatives works with DBHDD & MFP & their local service providers
- Our goal is to have a relationship form between property staff and support providers
- Open communication to catch any early signs of behavioral concerns

811 Program Rental Assistance Implementation

- This is a demonstration program
- All feedback is welcome!
- Please join us on Tuesday, March 15th at DCA for an information session for property managers and owners.
- More information to follow

2016 QAP Core



Drew Swope and Robert Fink

Section 2 - Definitions

- Please take note of new and updated definitions found in Core Section 2:

- | | | |
|-----------------------|--------------------------------------|--|
| □ Applicant | □ Identity of Interest | □ Paved Pedestrian Walkway |
| □ Application | □ Incomplete Document | □ Phased Development |
| □ Certified Entity | □ Letter of Determination | □ Project Team |
| □ Developer | □ Missing Document | □ Rural |
| □ Extended Use Period | □ National Housing Trust Fund (NHTF) | □ Subsidy Layering Review |
| □ Federal Credit | □ Owner | □ Successful Projects |
| □ General Partner | | □ Tax Credit Assistance Program (TCAP) |
| □ GHFA | | |

Section 10 – Housing Opportunities for Persons with Disabilities

- ▣ DCA will no longer award financing to the new construction of congregate supportive housing.
- ▣ DCA acknowledges that congregate housing can be the best option for certain people with disabilities, but because a high percentage of supportive housing financed by DCA has been congregate, DCA is prioritizing the new construction of *integrated* supportive housing while seeking to preserve the existing congregate housing throughout the Georgia.

Section 13 Financing Resources – HOME/TCAP Loans

- ▣ Significant Changes
 - ▣ DCA will match HOME loans with a TCAP construction loan that will mirror the DCA HOME construction loan terms
 - ▣ DCA reduced the maximum HOME loan amount from \$2.5 million to \$2 million
 - ▣ CHDO set-aside and selection requirements
DCA is hosting a CHDO training on March 9th from 9:30 – 11:30 at its offices in Atlanta. Please RSVP to reserve a seat, we're asking that each Project Team or development group send only one person to the training.

Section 13.F – Selection Criteria for HOME Consent

▣ Significant Changes:

- ▣ Minimum requirements to compete
- ▣ Flexible and Rural Pool commitments
- ▣ Senior and Family tenancy commitments
- ▣ Geographic distribution of resources

Section 13.F – Selection Criteria for HOME Consent

- | ▣ Competitive Selection Criteria | ▣ Tie Breaker |
|--|--|
| <ul style="list-style-type: none"> ▣ Experience ▣ Payment and Performance Bond ▣ Previous Projects ▣ QCT ▣ Rural Pool: no debt ▣ Flexible Pool: Amortization | <ul style="list-style-type: none"> ▣ <u>Flexible</u> Pool
Developments working to further DCA's fair housing goals evaluated with Stable Community criteria ▣ <u>Rural</u> Pool
Applicants that exhibit a strong record of DCA HOME performance over the past 36 months as of Application Submission date. |

Section 14 Eligibility of Certain Project Configurations

▣ Significant Change:

DCA will no longer accept applications for new construction OR preservation of Single Room Occupancy developments. All units must have an in-unit kitchen and bathroom.

Section 17 Project Reconfiguration/Application Modification

▣ Significant Changes:

DCA will not approve the addition of units or a reduction of units proposed in the original application. Applications where the proposed construction budget increases more than ten percent from the Application must resubmit the project pro forma to DCA for approval.

Section 19 – Evaluation of Competitive Applications

Significant Changes:

- Geographic Allocation of Resources
- Tie-Breaker no longer provides preference to Family deals
- DCA has updated its Appeal Process of DCA's Threshold and Scoring decisions in the 2016 Qualified Allocation Plan.

Section 15- Pre-determinations and Waivers

Significant Changes:

- No Payment and Performance bond waiver
- No tax credit limitation waiver
- No per unit cost limit waiver allowed at pre-app

SCORING SECTIONS

Community Affairs

Application Completeness

Application Completeness

Electronic applications required

(1) point deduction for the following:

- Two (2) Incomplete Documents
- "Missing document" - includes documents that do not have signatures and dates
- No narrative of why points are claimed in each scoring justification section

Leveraging of Public Resources

Leveraging of Public Resources

Grants/Loans (Maximum 4 Points)

▣ New Qualifying Sources

- ▣ HUD Public Housing Improvement Funds
- ▣ Federal Government grant funds or loans
 - ▣ Includes federal government insured loans - 221(d)(4)
- ▣ Conventional Loans
 - ▣ Interest on above loans cannot exceed Prime plus 2.00%
 - ▣ Prime Rate as of May 5, 2016 (Fed Resr. H. 15 report)

Leveraging of Public Resources

Long-Term Ground Lease

(Maximum 2 points)

- ▣ 2016 QAP - Lessor can be any entity or person
 - ▣ 45 year minimum term
- ▣ "Nominal consideration"
 - ▣ \$10 / year

Leveraging of Public Resources

Off Site Improvement

(Maximum 2 Points)

- ▣ Twelve month lookback period
- ▣ Areas to pay attention
 - ▣ Development cost and source of funding - Mutually exclusive
 - ▣ Community local action plan / community wide scope

Deeper Targeting

Deeper Targeting

A. Deeper Targeting Through Rent Restrictions

(2 Points)

- ▣ PBRA and public housing units are eligible to determine percentage of 50% AMI units
- ▣ Points awarded at 15% and 20% limits on total residential units

Deeper Targeting

B. Deeper Targeting Through New PBRA Contracts

(3 Points)

- ▣ Two (2) points awarded to new government-funded project-based rental assistance
- ▣ Reward newly created subsidies
- ▣ New PBRA contracts do not include:
 - ▣ Public housing units
 - ▣ Bifurcation or renewal of existing contracts
 - ▣ Properties with existing PBRA contracts

Deeper Targeting

B. Deeper Targeting Through New PBRA Contracts

(3 Points)

- ▣ Additional Point for New PBRA in a Stable Communities
- ▣ Need at least (3) points under Stable Communities
 - ▢ Low poverty / High income
 - ▢ High public health rating
 - ▢ Mixed Income (*Flexible pool*)

Sustainable Developments

Sustainable Developments

2016 Changes

- ▣ For Rehab Developments: Require Energy Audit Report

Applicants must submit an Energy Audit Report identifying the Applicant's ability to meet the selected sustainable development standard. The Energy Audit Report must be performed on at least one unit per floor and a minimum of 15% of affordable units (duct leakage testing is not required).

Sustainable Developments

2016 Changes (cont'd):

- ▣ LEED ND, Earth Craft Communities, and Sustainable Building Certification
 - ▢ Require Certificate of Participation in DCA's Green Building for Affordable Housing Training Course and (Rehabs only) Performance Institute (BPI) Building Analyst or other equivalent energy audit certification
 - ▣ Course to be offered by Southface and last approx. 2 hours (www.southface.org)
- ▣ Sustainable Building Certification
 - ▢ Changed HIRL to Bronze level or higher

Certificate of Attendance

John Doe

has completed training for

DCA's Green Building for Affordable Housing Training

April 21st, 2014



Redevelopment/Revitalization Plans

Section VIII - Revitalization/Redevelopment Plans

- Seven (7) points were added to this section making a total 10 points available for Revitalization/Redevelopment Plans in 2016. This change was to encourage the prevalence of Applications proposing developments in either Stable Communities or communities with an active revitalization or redevelopment plan.
- One (1) point added for Applications proposing a development in a Qualified Census Tract and that contributes to a Community Revitalization Plan. Three (3) points total for subsection A.
 - Additional documentation required: DCA will now accept a copy of the plan and a comment explaining how the document was obtained. DCA now requires two letters from two separate entities invested in the community.

Section VIII - Revitalization/Redevelopment Plans

- One (1) additional points available for subsection B, Local Government Adopted Revitalization Plan.
 - Additional documentation required: DCA now requires two letters from two separate entities invested in the community.
- Subsection C, HUD Choice Neighborhoods, no longer awards points for HUD Choice Planning Grants, and now awards ten (10) points to Applicants seeking to develop housing in an area targeted by a HUD Choice Neighborhood Implementation Grant. If an Applicant claims these points, the Applicant cannot claim points in other subsections in this Section.

Section VIII - Revitalization/Redevelopment Plans

- DCA added subsection D, Concerted Revitalization Efforts Multiplier and moved the subsection, Designated Military Zones, to Section XIV DCA Community Initiatives.
- Four (4) or three (3) points are available under Subsection D for Applicants awarded points under subsection A or B in this Section and receiving no more than one (1) point under Section VII Stable Communities.
 - In order to claim points, an Applicant must meet place based development standards outlined in the 2016 QAP.
- One (1) category may be met through "alternate, documented means."
 - DCA expects Applicants to clearly identify how the alternate documentation still meets a place based standard and the documentation to be developed or confirmed by a third-party.

Section VIII - Revitalization/Redevelopment Plans

Best Applications:

- Clear explanation and identification of relevant information on maps and redevelopment plan
- Accurately and sufficiently filling out DCA's Neighborhood Certification
- Letters on letterhead from organization with details of community investment
- Clear documentation from third party identifying accuracy of alternative documentation

Section VIII Redevelopment/Revitalization Plans

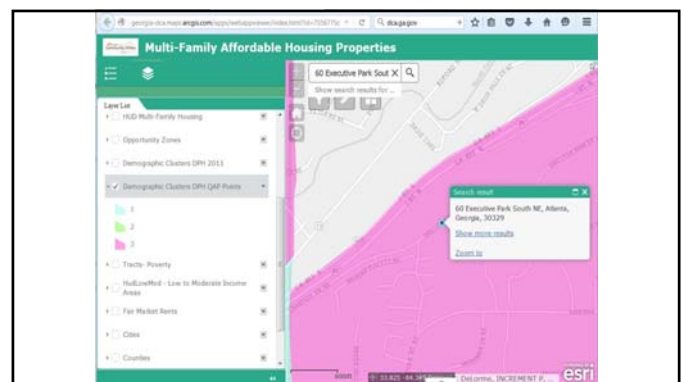
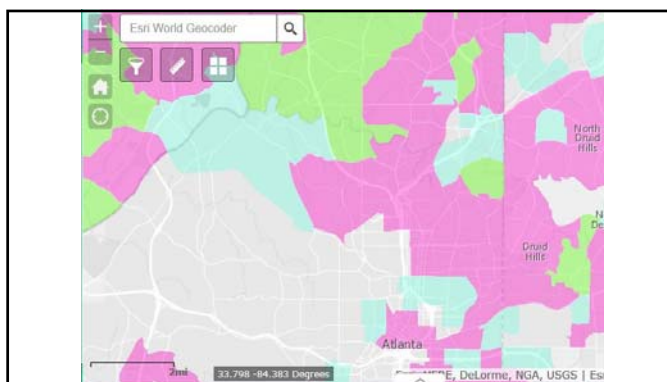
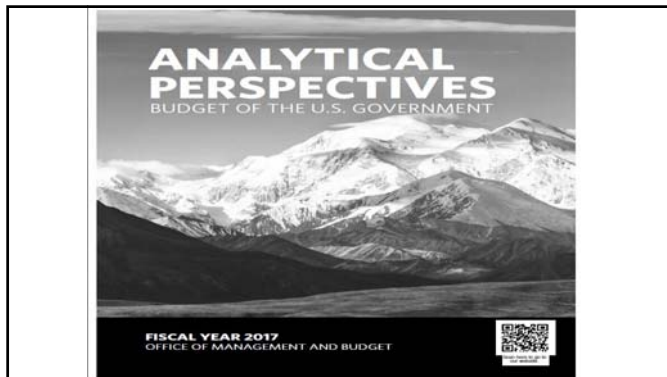


Three specific areas within the overall URA were targeted: (1) Designated Revitalization Area including the Trogdon Neighborhood District, which was designated and adopted as an Urban Redevelopment Area by the City of Tooele in 2008; (2) Designated Revitalization Areas including the City of Tooele Commercial Business District; (3) Big A Road Corridor. Includes property along Hayes Street and a large commercial property along Big A Road.

This "windshield survey" was completed by traveling through the URA and observing and documenting building and lot conditions. First, the current use of the property was documented. The types of land uses

Stable Communities

- New 3-point GA DPH Demographic Clusters added. These diverse demographic predictors include education level, job type, family type, race, age, and income.
- New 2-point 15-20% Unrestricted Market Units section encourages mixed-use development in high opportunity areas.
- 1-point reduction in each subcategory for FFIEC stable communities. This was done to shift the focus to more holistic measures.
- Flexible Pool FFIEC stable communities now allow a ¼-mile buffer, which must be driving distance from entrance. Site must receive all 13 desirable points to be eligible. The goal is to reward a site with essentially the same access to the most stable communities.
- Rural Pool FFIEC stable communities category changed from median family income measure to Middle or Upper Income categories. The former measure proved too imprecise and penalized MSA outliers.
- The best application included clearly labeled maps that made the census tract and site location simple to identify. Time stamps are preferred.



Rural Priority Points

Rural Priority

- The goal of this section is to identify the priority property from amongst a project team's multiple applications.
- Overall points for the section reduced to 2 points, and 1-point category for family tenancy removed.
- "Completely New Construction" includes adaptive reuse where all housing units are completely new units being brought to the market.

DCA Community Initiatives

DCA Community Initiatives

- Designated Military Zones (DMZ) point subcategory moved to this section.
- Goal is to show the Application is part of a concerted revitalization effort, with active participation or involvement through a DCA program. Expect this to only become more stringent in the future.

DCA Community Initiatives

- Confirm on UGA GICH website that correct individual signed GICH letter!
- Review GICH Q&A for clarification of details on what GICH communities can and cannot do in the competitive round.
- Local Government letter is required because Local Government involvement is an integral aspect of the GICH program.
- Narrative and GICH Plan cannot simply be a working or brainstorming list. This is part of a plan that each GICH team formally develops over the course of their program year.

Contacts <http://www.fcs.uga.edu/fhce/gich-resources>

- **TEAM MEMBERS** - Database of GICH team members, past and present - Updated yearly in January
- **TEAM LEADER (PRIMARY AND SECONDARY) CONTACT INFORMATION** - Effective April 15, 2015
- **Team Leader contact update form** - use this form to officially change team leader contacts
- **LISTSERV ANNOUNCEMENTS**- To sign up for the GICH listserv email Karen Tinsley at klt@uga.edu

Updated Position Designations

Primary Contact: _____ Email: _____ Phone: _____

Secondary Contact: _____ Email: _____ Phone: _____

Team Leader (must also be Primary or Secondary Contact): _____

Number of times your GICH team met in the last full calendar year: _____

Certification

Current GICH Team Leader or Official Representative

Signature: _____ Date: _____

Printed Name: _____

OR

Executed confirmation of change letter from the Local Government (attach letter to this document)

Innovative Project Concept

Innovative Project Concept

- Section reduced from 4 to 3 categories
- Applicants for Integrated Supportive Housing will now apply within Health and Housing
 - The focus for supportive housing will be eliminating barriers, which is a foundational value for DCA and in line with integration
- Applicant must be willing to share concept details

Innovative Project Concept

- Criteria and scoring categories combined, simplified, and adjusted
 - Narrative is the key document; it must cover all point categories and make clear references and connections to supporting documentation without exceeding the word limit
 - The highest-scoring measurable benefits sections showed a clear plan that covered timelines, responsible parties, and specific measurement tools, categories, or questions.
 - The highest scoring collaboration sections had thought-out, concrete, and formal partnerships

Integrated Supportive Housing

Integrated Supportive Housing

□ Target Population Preference

- Evidence of a request to HUD for approval of the preference is all that is needed at time of application.
- Must be in DCA-approved format and follow specific process for alignment with DCA efforts and HUD approval, both FHEO and PIH. DCA will post the safe-harbor letter that the agency used to request an exception from HUD.

Integrated Supportive Housing

□ Target Population Preference *(cont'd)*

- DCA can and will provide technical assistance during communication with HUD FHEO and PIH.
- Moving to Work agencies will not have the same process for approval and must show ability to alter plan, must request HUD approval where necessary, and must collaborate portfolio-wide with DCA effort.

Integrated Supportive Housing

- While Housing Assistance agreement is considered “check-the-box,” minimum percentages must still be reached.
- Agree to receive assistance for up to 10% of units and to accept 50% of AMI rents — although HUD is allowed to use 50% or 60% units
- 10% of low-income units must be 1-bedroom

Integrated Supportive Housing

□ Section B Major Change:

- Only request for HUD's approval needed in App

□ Best Applications:

- Use DCA-approved format as a safe-harbor
- Use DCA as TA resource for HUD approval
- Clear authority/approval for MTW PHAs

Important Notices, Tips and Updates

[PHA Tenant Selection Preference Letter Template \(doc\)](#) - 5/21/15
[2015 HOME Consent List \(xlsx\)](#) - 5/19/15, updated 6/17/15
[Pilot Paperless Application Announcement \(pdf\)](#) - 4/21/15
[Proposed 2015 Funding Round Timeline \(pdf\)](#) - 2/18/15, updated 4/23/15
[FHLB AHP Competitive Schedule 2015-17 \(pdf\)](#) - 2/18/15

Phased Development/Previous Projects

Section IX - Phased Developments/Previous Projects

- Subsection A, Phased Developments is now worth three (3) points, one less point than in 2015.

Section IX - Phased Developments/Previous Projects

- Previous Projects split into Flexible Pool and Rural Pool subsections.
 - Subsection B, Flexible Pool, offers up to three (3) points for proposed developments outside a 1-mile radius of LIHTC properties awarded in the last four or five DCA funding cycles.
 - Subsection C, Rural Pool, offers up to three (3) points for proposed developments in a Local Government boundary which hasn't received an award of 9% LIHTC within the last four or five years.
 - A total of four (4) points are available for Applications proposing a development within a Local Government boundary which has not received an award of 9% LIHTC since 2000.

Market Characteristics

Section X – Market Characteristics

- One(1) point will be deducted if the capture rate of a specific bedroom type and market segment is over 55%.

Segments	Demand	Units	Capture Rate
1 Bd @ 50%	99	12	12%
2 Bd @ 50%	96	1	1%
1 Bd @ 60%	110	5	5%
2 Bd @ 60%	69	49	71%
Overall 1 Bd	209	17	8%
Overall 2 Bd	165	50	30%
Overall 50% AMI	195	13	7%
Overall 60% AMI	179	54	30%
Overall Total	249	67	27%

Section X – Market Characteristics

Capture Rates	Project	QAP	Capture Rates	Project	QAP
All 1 Bedroom Units	8%	<30%	All 1 Bedroom Units	8%	<30%
All 2 Bedroom Units	30%	<30%	All 2 Bedroom Units	30%	<30%
All 50% AMI Units	7%	<70%	Bed Type within AMI	71%	<70%
All 60% AMI Units	30%	<70%	Overall Capture Rate = 30% or less	27%	<30%
Overall Capture Rate = 30% or less	30%	<30%			

Exceptional Nonprofit

Section XII – Exceptional Nonprofit

□ Significant Change

- ❑ DCA no longer gives preference to nonprofits that propose developments housing at-risk populations in an integrated setting.

Best Applications

- ❑ Clear, concise, and complete Nonprofit Assessment Form
- ❑ Proper tax and audit documentation

Quality Education Areas

Section XX – Quality Education Areas

□ Significant Changes:

- 2014 data is now available on the Georgia Department of Education website, please ensure you select scores from 2014.
- <http://ccrpi.gadoe.org/2014/ccrpi2014.aspx>

□ Best Applications:

- Document clearly identifying address of subject property is schools' attendance zone and confirmed by school district employee.

Section XX – Quality Education Areas

http://www.galileo.org/csl/index.html#page=

About | About B&EOTWQ | How-to Read our Data... | http://www.attainment... | Feedback

ZU's LONG-TERM QUALITY EDUCATION PERFORMANCE INDEX (LLEPI)

School: Baldwin County - 605
School: Eagle Ridge Elementary School - 079K

Counselor Report Type:
☒ School
☐ Elementary School

Title I Status Yes No
Grades All, EL, ELL Students 89

CCRF Score
CCRF Score
Sum of Achievement, Progress, Achievement Gap, and Challenge Points

Achievement Points	Progress Points	Achievement Gap Pointe	Challenge Points ELL/ELP/LEP Performance Points + Expanding the Reach	Financial Efficiency Rating	School Climate Rating
3FA	N/A	2	1	B	★★★★

Legend:
Achievement: Utilizes All Indicators
Progress: Utilizes Student Growth Percentiles (SGPs)
Achievement Gap: Utilizes Lowest Quartile Scale Scores
Challenge Points: ELL/ELP/LEP Performance Points = Exceeding the Blue Points (and to exceed 10 points)
B=Yes
N=No
NA: 0% of students met the indicator criteria
NA: Indicator is not applicable OR data are not available
Too Few Information is not reported on student groups with fewer than 15.

Workforce Housing Need

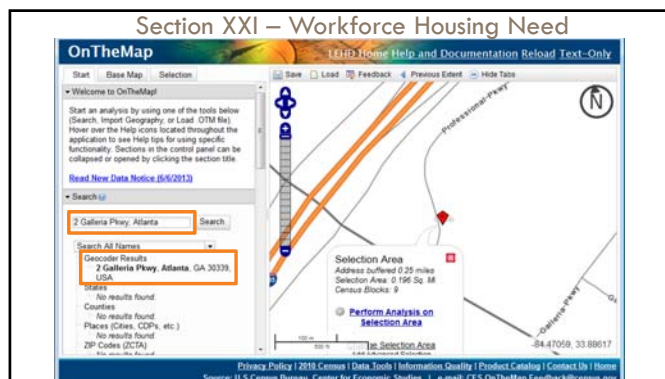
Section XXI – Workforce Housing Need

Significant Change:

- The Workforce Housing Need analysis must now utilize 2013 data
- If an address is not used, the Applicant must provide the exact latitude and longitude coordinates used within the site boundaries.
- When an address is used, a document identifying the exact address entered into the search box is required.

Best Applications:

- Screenshot of address used
- Comments on how data was obtained



Section XXI – Workforce Housing Need

Additional Information

Analysis Settings

Analysis Type	Distance/Direction
Selection area as	Work
Year(s)	2011
Job Type	All Jobs
Selection Area	Selection Area Address buffered 2.00 miles
Selected Census Blocks	139
Analysis Generation Date	06/04/2015 17:14 - OnTheMap 6.3
Code Revision	30a60a28e4a7b812a7748c29b6bd69c59672c
LODES Data Version	20130430

Data Sources

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2011).

Notes

1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.

Historic Preservation

Historic Preservation

New for 2016

In determining whether there has been a change in use which constitutes adaptive reuse, DCA will look to the **primary purpose** of the structure.

Historic Preservation

Highlights and Tips - in order to receive:

- **1 point**, must be seeking historic credits to rehabilitate a historic structure that will house at least 50% of the units.
Must be a nationally certified historic structure or must provide a copy of Georgia DNR-HPD and NPS approved Part 1 - Evaluation of Significance, but only need to have an equity commitment for the historic credits.
- **2 points**, must also be an adaptive reuse of the historic structure.
Applicant must also include a narrative explaining the reuse and documentation of the previous use of the building and whether it's occupied.

Desirables/Undesirables

Desirables/Undesirables

Paved Pedestrian Walkway

- Defined in 2016 QAP under definitions:

"Paved Pedestrian Walkway" is a paved path reserved for non-motorized vehicles. In Rural places only, a paved shoulder demarcated from the roadway and wide enough for pedestrians and cyclists is acceptable. Roads are not considered a Paved Pedestrian Walkway except for that portion of the road designated as a legal crosswalk.

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Desirables/Undesirables

Section III, Part A.1

Only activities and/or characteristics which are located within a 2.0 mile walking/driving distance from the proposed site will be considered.

- DCA will measure for walking distance by measuring the distance from a pedestrian site entrance along a Paved Pedestrian Walkway* to the listed amenity.

*Previously this was referred to as "established walkways or roadways"

- DCA will measure driving distance by measuring from the property's vehicular site entrance along established roads to the listed amenity.

Desirables/Undesirables



Community Transportation Options

Community Transportation Options

Evaluation Criteria - Section IV. Part A.1

- All community transportation services must be accessible to tenants by Paved Pedestrian Walkways.
- DCA will measure all required distances between a pedestrian site entrance and the transit stop along Paved Pedestrian Walkways.
- DCA requires that each residential building must be accessible to the pedestrian site entrance via an on-site Paved Pedestrian Walkway.

Community Transportation Options

Transportation Services *must* be accessible via

Paved Pedestrian Walkways

Paved walkways to transportation



No paved walkways



Community Transportation Options (Cont'd) Scoring Changes - Revised

Part A.1 Evaluation Criteria

- If the off-site Paved Pedestrian Walkway is not in existence by Application Submission, Applicant must submit documents showing a construction timeline, commitment of funds, and approval from ownership entity.
- DCA will not identify and/or measure any routes other than the routes submitted to determine whether points should be awarded to the Applicant.

Community Transportation Options (Cont'd)

Documentation Required

- Narrative submitted and signed by a representative of the transit agency describing the strategic plan for the proposed site. (Subsection "A." only).
- Documentation showing the local transit agency's ownership of the land. (Subsection "A." only).

Community Transportation Options (Cont'd)

Documentation Required (Continued)

- Map showing the location of the transit stop in relation to the proposed development site and clearly indicating off-site Paved Pedestrian Walkways used to access the transit stop.
- Photograph of the transit stop accompanied by description of the stop's location.

Community Transportation Options (Cont'd)

Documentation Required (Continued)

- Documentation and web address (URL), if available from transit authority, showing cost of service, relevant transit route and schedule.
- Applications that do not clearly demonstrate how the public is made aware of the transit service and schedule *will not be eligible* for points.

Community Transportation Options (Cont'd)

Scoring – Revised

Documentation Required (Continued)

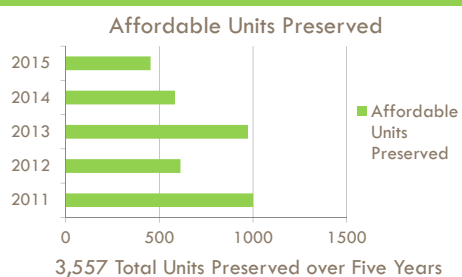
- On-site Paved Pedestrian Walkways and pedestrian site entrance must be identified on the site plan (not applicable if service is an on-call service).

Preservation Priority Points

Preservation Priority Points

- ▣ Retain historic structures through adaptive re-use (Historic Preservation)
- ▣ Mitigate risk of losing affordable housing units
- ▣ Maintain federal rental assistance
- ▣ Update existing affordable units with current energy efficiency tools

Preservation Priority Points



Preservation Priority Points

New for 2016

- ▣ Added: XIX.C
 - ▣ Four (4) points in Stable Communities for Flex pool earns Three (3) Preservation points; or
 - ▣ Three (3) points for Stable Communities in Rural pool earns Three (3) Preservation points

Preservation Priority Points

New for 2016

- ▣ Added: XIX.D

Any Preservation proposal that gets two (2) points under VIII. Revitalization/Redevelopment Plans earns *three* (3) Preservation points.

Preservation Priority Scoring

New for 2016

- ▣ Added: XIX.E

Ability to include tenants relocated into completed units of previous phases of the proposed development when claiming 80% or 90% physical occupancy for prior six (6) months.

Compliance/Performance

Compliance/Performance

- ▣ All Project Teams begin with 10 Points
- ▣ Any deductions for any member of the Project Team will be deducted from the total
- ▣ Approved waiver requests may still result in point deductions

Compliance/Performance

Examples of Point Deductions

1 point per property for DCA Administrative Non-compliance

- ▣ Uncured audit findings
- ▣ Properties not updated in MITAS by Application day
- ▣ Properties not listed in GA Housing Search
- ▣ Annual Owner's Certification not submitted
 - 2015 AOC report due March 31, 2016
- ▣ Failure to notify DCA of Management Agent change or GP change

Compliance/Performance

Point Additions - New Requirement

For point additions for properties outside of GA, DCA requires documentation from the state HFA confirming the compliance status, development and ownership of these properties. The documentation must be provided at Application Submission.

Compliance/Performance

Point Additions (cont'd)

If the Project Team has point deductions, additional points may be added for a maximum of 10 points:

<u>Points</u>	<u>Nbr of Successful Projects</u>
1	5
2	10
3	15
4	20
5	21+

SCORING Q&A

City of Georgia
Community Affairs

Robert Fink

LUNCH

Community Affairs

Qualitative Scoring

Community Affairs

Qualitative Scoring

What is qualitative scoring?

- A holistic approach to awarding points, evaluating the quality with which an applicant meets identified priorities in the aggregate
- Requires applicants to be comparatively evaluated and ranked as to how well they meet the identified priorities

Qualitative Scoring

Why use qualitative scoring?

- Through qualitative scoring, DCA can identify and reward Applicants that rise to the top and most fulfill DCA's priorities
- DCA wants to encourage the strongest application in priority areas and competition creates stronger product

Qualitative Scoring

- DCA recognizes there is more subjectivity in Qualitative Scoring
- How does DCA ensure objectivity when using qualitative scoring?
 - Consistency
 - Priorities identified in QAP used as evaluation criteria
 - Standard assessment forms
 - Fairness
 - Anonymity – applicant information redacted during review
 - Team approach – alleviates subjectivity inherent in independent review

Qualitative Scoring

Two scoring sections in the 2016 QAP require qualitative review:

- Section XII - Exceptional Non-Profit
- Section XVI - Innovative Project Concept

Scoring Section XII – Exceptional Nonprofit

- ▣ Awarded to the applicant in the nonprofit set-aside which is the **most** strong, innovative, mission-oriented nonprofit
- ▣ Minimum Requirements:
 - ▢ Nonprofit Assessment Form
 - ▢ IRS Form 990 for 2014
 - ▢ 2014 and 2015 annual audits completed by an independent auditor

Scoring Section XII – Exceptional Nonprofit

- ▣ Evaluation Criteria:
 - ▢ Technical expertise
 - ▢ Financial Sustainability of the Nonprofit
 - ▢ Management and governance of the Nonprofit
 - ▢ Demonstrated positive community impact

Scoring Section XII – Exceptional Nonprofit

B. Operating Sustainability of the Organization

Excellent	Fair
<ul style="list-style-type: none"> -The Nonprofit is engaged currently in a viable business line outside of the LIHTC program that has funded significant results aligned with its mission. -The Nonprofit currently secures funding outside of government resources, including direct fundraising efforts and/or grant funding provided by foundations or charities to fund activities or programs aligned with its mission. -The Nonprofit has received audits with an Unqualified opinion for the last 2 years. -Form 990 included in Application. -The Nonprofit has produced cash flow for the last 2 years and has positive net unrestricted assets. 	<ul style="list-style-type: none"> -The Nonprofit has an active LIHTC business line, but an Adverse Circumstance(s) has been identified that may affect the Operational Sustainability of the Nonprofit. -The Nonprofit did not produce financial statements prepared by an accountant -The Nonprofit either did not submit Form 990 with the Application or review of Form 990 identified issues regarding the operating sustainability of the organization. -The Nonprofit does not meet all requirements for being designated as Good.

Scoring Section XVI – Innovative Project Concept

- ▣ Awarded to the project that presents the **most** innovative, unique and replicable concept in one of the 3 identified categories
- ▣ Required Documentation
 - ▢ Project Narrative
 - ▢ Staffing Plan
 - ▢ Description of Measurable Benefit to Tenants
 - ▢ Commitments for Operating Subsidies
 - ▢ Agreements with partners
 - ▢ Other supporting Documentation

Scoring Section XVI – Innovative Project Concept

Documentation	Included w/ Application?	Description
Project Narrative (500 words or less)		
Staffing and Organizational Plan (identifying roles and responsibilities of all entities participating in the concept)		
Description of Tracking Plan for Benefit to Tenants		
Analysis Supporting the Proposed Approach		
Commitments for Operating Subsidy		
Agreements for Partnerships/Consulting		
Other Documentation		

Scoring Section XVI – Innovative Project Concept

- ▣ General Evaluation Criteria:
 - ▢ Well-defined, strong project concept
 - ▢ Uniqueness of the innovation
 - ▢ Ability to replicate
 - ▢ Leveraged operating funding
 - ▢ Measurable benefit to tenants
 - ▢ Collaborative solutions with Subject Matter Experts

Scoring Section XVI – Innovative Project Concept

■ Specific Priorities for Category:

- Integration of Health and Housing
Strategies that produce healthy outcomes
- Emerging Sustainable Building Design and Techniques
Lower operating costs, healthy living for tenants and conservation of natural resources
- Community-driven Housing Strategies
Cooperation with local governments and communities for neighborhood transformation

Scoring Section XVI – Innovative Project Concept

Scoring Factors	Support Info	Score
Project Strength (financial feasibility, project team qualifications, management team experience) Did Project Team/Application pass threshold? What is their team eligibility?		
Project Concept (well-defined and thoroughly described plan demonstrating soundness) 1) Identifying impact of proposed innovation. 2) Identifying cost of implementing Innovative Project Concept 3) Does narrative clearly explain the innovative concept, how it will be executed, and how the concept addresses a complex issue.		
Uniqueness of the innovation (particularly looking at commitments and partnerships) Does the Applicant fully explain why innovation is unique to Georgia, with supportive rationale).		

Scoring Section XVI – Innovative Project Concept

Scoring Factors	Support Info	Score
Method for Measuring Benefit to Tenants 1) Clear identification of measurable benefit. 2) Clear documentation of how benefits will be measured (timeframe for measurement, who will measure benefits and frequency of measurement)?		
Commitments to Operating Fund (specifically funds targeted for support of the concept) 1) Sufficient funding to develop and monitor the concept 2) Does money come from Applicant or partner?		
Collaboration with other entities 1) Shared goals of collaboration 2) Specificity of letters of intent/memorandum of partnership identifying how collaboration supports project concept.		

Qualitative Scoring

■ Best Practices:

- Don't just *meet* identified priorities, **exceed** wherever possible
- Provide **detailed and thorough explanations** to substantiate how well the application both meets and exceeds the priorities

2015 SCORING
ANALYSIS RESEARCH

February 25, 2016

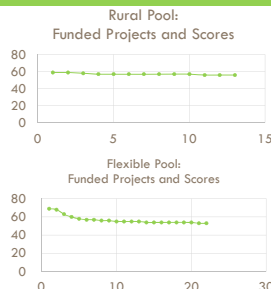
Kimberley Allonce, DCA Intern
kimberley.allonce@dca.ga.gov

2015 SCORING ANALYSIS

Research Question: Which sections drove scoring in 2015?

GENERAL OVERVIEW

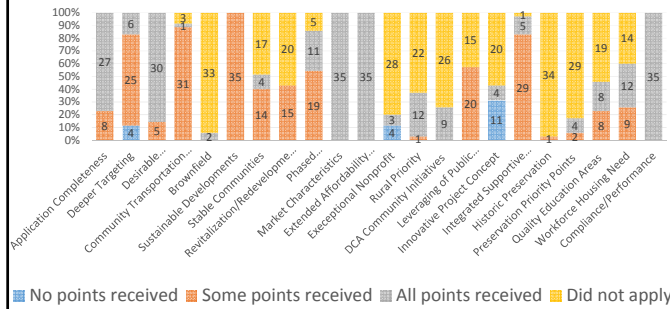
Number of Applicants:	75
Number of Funded Projects:	35
Rural Pool:	13
Flexible Pool:	22
Number of Non-funded Projects:	40
Geographic Allocation Limitations:	5
Tie-Breaker:	1
Threshold Failure:	3



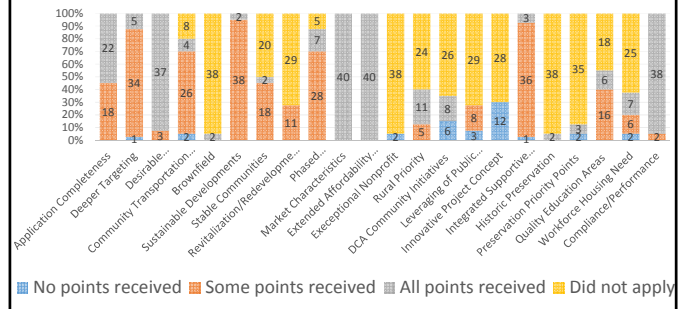
PURPOSE AND METHOD

- Impact Assessment
- Strategic Decision-Making
- Evaluation of Scoring Outcomes
- Classification of Scoring Sections
 - Universally Subscribed
 - Strong Influencers
 - Influencers
 - Non-influencers

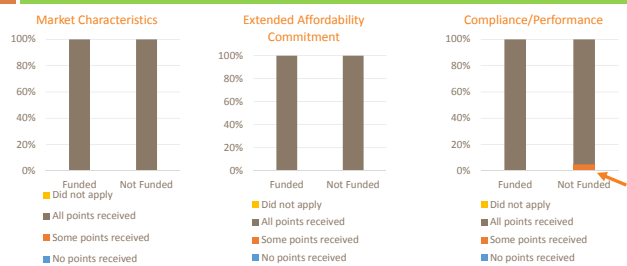
FUNDED PROJECTS



NON-FUNDED PROJECTS

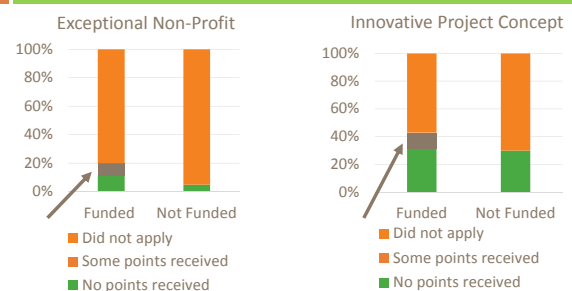


UNIVERSALLY SUBSCRIBED

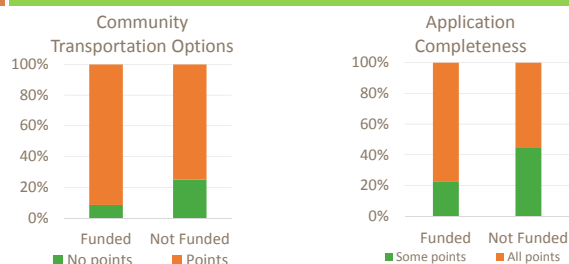


Other scoring categories: Sustainable Development and Integrative Supportive Housing

STRONG INFLUENCERS

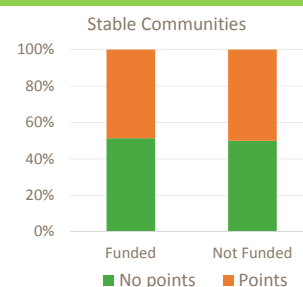


INFLUENCERS (increased odds)

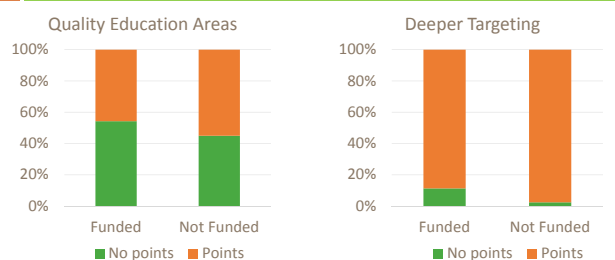


INFLUENCERS (no advantage)

Applicants receiving points in Stable Communities were as likely as those not receiving points to get funded.

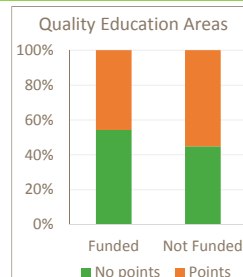


INFLUENCERS (decreased odds)



QUALITY EDUCATION AREAS

- Applicants not receiving QEA pts: 37
 - Applicants who were funded: 51.35%
 - Applicants who were not funded: 48.65%
- Applicants receiving QEA points: 38
 - Applicants who were funded: 42.10%
 - Applicants who were not funded: 57.90%
- Quality Education Areas
 - Decreased odds influencer: Applicants who received points in QEA were less likely to be funded than those who did not receive points.
 - Probability of getting funded did not really depend on QEA points alone.



Most Similar System Design: FLEXIBLE POOL

Both projects scored the same in all other scoring categories, except for the scoring categories in this table.

Scoring Categories	Applicant A	Applicant B
Community Transportation Opts	YES	NO
Stable Communities	NO	YES
Integrated Supp. Housing	NO	YES
Preservation Priority Pts	YES	NO
Workforce Housing	YES	NO
Outcome	FUNDED	NOT FUNDED

Most Similar System Design : RURAL POOL

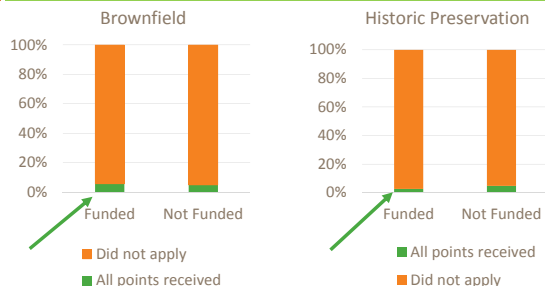
Both projects scored the same in all other scoring categories, except for the scoring categories in this table.

Scoring Categories	Applicant C	Applicant D
Stable Communities	NO	YES
Revitalization Redev Plans	YES	NO
Phased Devmts/Prev Projects	YES	NO
DCA Community Initiatives	YES	NO
Leveraging of Public Resources	NO	YES
Workforce Housing Need	YES	NO
Outcome	FUNDED	NOT FUNDED

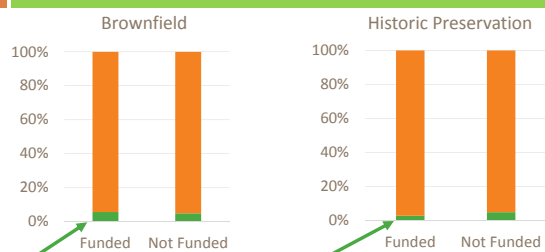
OBSERVATIONS

- Only Applicants who received points in Quality Education Areas and in the above sections were more likely to be funded.
 - Community Transportation Options
 - Revitalization/Redevelopment Plans
 - Phased Developments/Previous Projects
 - DCA Community Initiatives
 - Workforce Housing
- Applicants who got points in Quality Education Areas were less likely to be funded than those who did not receive QEA points because QEA points are only significant when coupled with certain scoring categories.

NON-INFLUENCERS



NON-INFLUENCERS



OBSERVATIONS

- "Innovative Project Concept" and "Exceptional Non-Profit": Points in these categories had significant weight; getting points in this categories increased an Applicant's chance of getting funded.
- Historic Preservation: Only 3 Applicants claimed points in this category. All 3 Applicants received the points claimed but only 1 Applicant got funded. The Applicant would have still been funded without the (1) point.
- Influencers: Overall, the Applicants who got points in these sections were more likely to get funded.

CONCLUSION

- DCA's Outcome Oriented Approach
- Same type of analysis in the future
- Strategic Decision-Making
 - Increase point categories
 - Decrease point categories
 - Keep point categories the same

THRESHOLD SECTIONS

Qualified Project Teams

Qualified Project Teams

Changes to Definitions

- ▣ *Applicant* is defined as the General Partner; removed "GP of the ownership entity" and "or other party with management responsibility"
- ▣ *Developer* now includes Consultants or others that receive 5% or more of the developer's fee
- ▣ *Successful Projects* adds timing for occupancy

Qualified Project Teams

Changes from 2015 QAP

- ▣ General Partner (GP)
 - ▢ Defined as Applicant
 - ▢ Removed "collective partners" with general liability
 - ▢ Removed "other party with management responsibility"

"General Partner" means the Partner which has general liability for the partnership during construction, lease up, and operation of the project. If the entity in question is a limited liability company, the term "General Partner" shall also mean the managing member for the limited liability company.

Qualified Project Teams

Changes from 2015 QAP

- ▣ Certifying Entity
 - ▢ The designated GP and Developer or Principal thereof with majority interest must meet all Threshold qualifications
 - ▣ Required 20% minimum interest in GP and Developer for each successful project (5)
 - ▣ Participation from Allocation to present since 1/1/05)
- ▣ Project Team
 - ▢ Now includes Consultant

Qualified Project Teams

Changes from 2015 QAP

- ▣ Developer
 - ▢ Consultants receiving more than 5% of the Developer fee now fall under the QAP project "caps" provision
- ▣ Successful Projects - Added language to definition
 - ▢ Affordable property that has been completed
 - ▢ No bankruptcies
 - ▢ 90% or greater occupancy at the time of Pre-Application or Application submission

Qualified Project Teams

Qualification Determination

- ▣ Eligibility of team members, and capacity of project team analysis
 - ▢ Qualified without Conditions
 - ▢ Qualified with Conditions
 - ▢ Not Eligible
- ▣ Not Qualified
 - ▢ Partner with a Qualified Entity
 - ▢ Capacity Building (Probationary Participation)

Qualified Project Teams

Required Documents – Experience Confirmation

Successful Project Experience must be submitted with Pre-Application for consideration

- ▣ Certifying Entity – GP and Developer
 - ▢ 8609 forms or Certificate of Occupancy for all successful projects
 - ▢ Partnership Agreement or Letter from Syndicator certifying role and interest for each project
- ▣ For Waiver requests and HOME Consents, all documents supporting Experience must be submitted at Pre-Application

Qualified Project Teams

Adverse Issues

- ▣ Significant Adverse Events Chart
 - ▢ No Change
- ▣ Adverse Circumstances
 - ▢ Change in dates for Tax Credit Awards

Qualified Project Teams

Significant Adverse Events Waiver Requests

- ▣ Must be submitted at Pre-Application for consideration
- ▣ Must meet the following criteria:
 - ▢ The entity or individual has developed and currently owns and operates a minimum of ten (10) Successful Tax Credit properties
 - ▢ Strong performance history and in material compliance with program regulations
 - ▢ Documented efforts to remedy

Qualified Project Teams

Performance Workbook Changes

- ▣ Performance Workbook Changes
 - ▢ Removed General Information Tab
 - ▢ Revised Questionnaire

Sections aligned with adverse events chart, disclosures, and includes examples of adverse circumstances and compliance scoring criteria

Qualified Project Teams

Performance Workbook Changes (cont'd)

- ▣ DCA Capacity Form - Newly Funded (Pre-Lease-up)

Must be completed by the Certifying Entity or Principal in any property in which they have a financial liability as :

 - ▢ GP or Developer
 - ▢ Principal
 - ▢ Managing member
 - ▢ Financial Guarantor
 - ▢ Principal of the Construction Company

Qualified Project Teams

Performance Workbook Changes (cont'd)

- ▣ Compliance History Summary & Experience combined
 - ▢ Each Project Team member must include all completed projects.
 - ▢ The Certifying Entity must list the 5-10 properties (and/or HOME funded as applicable) presented for Experience consideration beginning with the most recent to in the highlighted cells.
 - ▢ All properties not considered for experience must be listed in the white cells in order from latest participation to earliest

Qualified Project Teams

Performance Workbook Changes *(cont'd)*

- ❑ Removed Credit Release form
- ❑ Financial reports may be required, but only upon request
- ❑ Removed multi-state release form

Site Access

Site Access

New for 2016

- ❑ Site must have a designated entrance that is legally accessible by a paved road
- ❑ The definition of "paved road" is found in the Architectural Manual. Roads shall be either concrete or asphalt paving.
- ❑ The commitment for funding the paving of a road (public or private) can come from the applicant so long as costs are included with the application.

Site Access

Highlights and Tips

- ❑ If no entrance to the site is accessible from a paved road, applicant must include all of the following with the application: local government approval to pave the road (if public), proof of ownership or an executed easement to use the road (if a private drive), a commitment for funding the paving costs, and the timetable for completion of paving.
- ❑ For phased developments when ownership is vested in separate entities, application must include an access easement where necessary.
- ❑ Easement agreement may be part of the purchase option, but purchase option must be submitting as documentation of executed easement.

Public Water and Sewer

Public Water and Sewer

New for 2016

- ❑ Letter must be issued by a "verifiable authorized" official for the authority.
- ❑ Letter must confirm that utilities are available
- ❑ Letter no longer has to include the number of units, but still must include the project address

Public Water and Sewer

Highlights and Tips

- ▣ A commitment can be subject only to conditions “within the control of the Applicant”
 - ▣ If conditions are included in the letter, applicant should provide information demonstrating the responsibility for meeting the conditions lies with the applicant and demonstrating the applicant is capable of meeting the conditions.
- ▣ The letter does not have to address capacity, but MUST state affirmatively that public water and sewer service is available for the project.

Local Government Support & Community Eng.

Local Government Support and Community Engagement

- ▣ Ultimate goal is input and understanding
- ▣ Opportunity to educate on the value to the credit
- ▣ City counsel or zoning meetings work, but other options are available as well
- ▣ In cases of opposition, DCA requests a resolution
 - ▣ DCA ultimately defers to local law/zoning

Required Services

Required Services

- ▣ Number of required services each month unchanged
- ▣ Goal of diversity across services types:
 - ▣ Social and recreational programs (e.g. bingo)
 - ▣ On-site enrichment programs (e.g. computer tutor)
 - ▣ On-site health programs (e.g. smoking cessation)
- ▣ USDA Rural waiver option replaced

Environmental Requirements

Environmental Requirements

2016 Changes

□ Noise

- Change language of manual to allow development to meet HUD requirements (noise limits for new construction and strongly recommend noise attenuation for rehab developments).
- Rather than current requirement to meet same noise level for new construction and rehab

Environmental Requirements

2016 Changes (conf'd)

□ Lead Based Paint

- Change requirements so that full LBP survey is not required for a structure that is planned for demolition
- In Georgia, LBP does not need to be abated before demolition. Only requirements is lead in soil sampling and sampling of the building materials prior to demolition. After demolition, a full LBP abatement is required.

Building Sustainability

2016 Changes (conf'd)

□ Changes to Measured duct and building envelope leakage:

- For units 1200 SF and smaller, Envelope Leakage Ratio (ELR50) of .3 CFM50 per SF of building envelope may be used in lieu of ACH50
- Adaptive Re-Use will be considered under new construction standards

Rehabilitation Standards

Rehabilitation Standards

□ Item # 4 Added: Corrective actions for all deficiencies noted in the Physical Needs Assessment

□ Documentation Required Physical Needs Assessment (PNA) Added:

DCA Rehabilitation Work Scope form (found on DCA website)
<http://www.dca.ga.gov/housing/HousingDevelopment/programs/QAP2016docs.asp>

DCA 2016 Rehabilitation Work Scope Form

DIRECTIONS FOR COMPLETING THIS FORM

- (1) All line items and columns must be complete with either N/A (not applicable) or a description, percentage, quantity, unit, and cost. This form represents the minimum detail of scope that must be reported; additional line items may be added. Quantities and the appropriate percentage of demolition or replacement are of utmost importance. These must clearly demonstrate the extent of the proposed work within the context of the entire existing property.
- (2) Contractor Services shall not be included on this form.
- (3) No new construction should be included in this form; the construction of new community buildings and/or additional units should not be included on this form.
- (4) The total costs should be back to the "Total" statement in the Application.

2016 REHABILITATION WORK SCOPE

PROJECT NAME:		UNITS BUILT:		PROJECT LOCATION:		UNITS COUNT:		SQUARE SQUARE FOOTAGE:	
LINE	DESCRIPTION	PERCENTAGE	QUANTITY	UNIT	UNIT COST	QUANTITY	UNIT COST	QUANTITY	UNIT COST
1	DEMOLITION								
2	DEMOLITION								
3	DEMOLITION								
4	DEMOLITION								
5	DEMOLITION								
6	DEMOLITION								
7	DEMOLITION								
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100	DEMOLITION								

Site Info and Conceptual Plan

Site Info and Conceptual Plan

- The Conceptual Site Development Plan must be at least 11"x17" and include all of the items listed under this section.
- Indication of the entrance access to the property and a layout of all buildings, roads, including Paved Pedestrian Walkways and parking areas.

Site Info and Concept Plan (cont.)

□ Added:

- *N/A should be noted on the site plan for all items that don't apply.

Accessibility

Accessibility Standards

- When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained.
- An Owner claiming that a property is eligible for any of the stated statutory exemptions for any applicable federal, state, and local accessibility law must support the claim with a legal opinion.

Accessibility Standards

- All projects that receive allocations or funding under the Plan must comply with all applicable Federal and State accessibility laws.
- Regardless of whether a project anticipates using federal HOME funds as a funding source, all proposed projects must meet Section 504 Design requirements.

Accessibility Standards

- ▣ Each project selected for allocation is required to retain a DCA qualified consultant to monitor the project for accessibility compliance.
- ▣ The DCA qualified consultant must perform the following:
 - ▢ Pre-construction plan and specification review
 - ▢ Site inspection after framing
 - ▢ Final inspection

Accessibility Standards

▣ Reminder:

All applicable DCA accessibility requirements are detailed in the 2016 Architectural and Accessibility Manuals located on DCA website at:

<http://www.dca.ga.gov/housing/HousingDevelopment/programs/QAP2016docs.asp>

Architectural Design & Quality Standards

Architectural Design & Quality Standards

▣ Added:

All cost waivers submitted after award will require a third-party cost review.

Rehabilitation Requirements

Rehabilitation Requirements

▣ Eliminated:

Single Room Occupancy (SRO) applications will no longer pass threshold requirements

Rehabilitation Requirements

Things to Note

- In addition to our existing Construction Services staff, RC Connell and Marshall Aiken, we will be adding another staff member to ensure continued efficiency of services.

Project Feasibility

Project Feasibility

- Clarifications
 - Applicants can only submit documents that have been in existence prior to Application Submission Day.
- Rents Limits/ Utility Allowance Standards
 - In effect as of January 1, 2016
 - For all HOME properties funded beginning January 25, 2015, an individual utility allowance must be determined using the *HUD Utility Schedule Model*, or other model(s) approved by HUD.

Project Feasibility

- HUD Published Rents



Project Feasibility

- DCA Rents

Housing Finance and Development Division
2015 Program Maximum Gross Rents
for LIHTC and HOME Programs

calculated using 2015 HUD Multifamily Tax Subsidy (MTSP) Income Limits effective 3/6/2015. Projects with DCA HOME, there are two types of rents associated with the HOME Program: Low HOME rents directly from the 2015 HUD HOME Rents schedule effective 6/1/2015). DCA policy further

- DCA UAs

Georgia Department of Community Affairs

UTILITY ALLOWANCES

Effective 7/1/2015

NORTHERN Region				MIDDLE Region			
1 BR	2 BR	3 BR	4 BR	0 BR	1 BR	2 BR	3 BR
30	38	47	60	18	24	30	38
38	49	60	77	23	33	42	51

Project Feasibility

Cost Limits

- New Geographic MSAs: Albany, Columbus
- 110% of cost limits for Historic and Transit-Oriented Development, if:
 - Qualify for Historic Preservation Points
 - 5 points under Community Transportation Options

Project Feasibility

Cost Limit (2014 vs. 2015)

2014				2015			
	Number of Bedrooms				Number of Bedrooms		
	1	2	3		1	2	3
ATLANTA				ATLANTA			
Walkup	142,399	180,596	235,833	Walkup	144,835	183,605	239,593
Elevator	154,405	198,521	264,695	Elevator	155,793	200,306	267,074
MACON				MACON			
Walkup	130,782	165,819	216,447	Walkup	129,832	164,538	214,614
Elevator	142,373	183,051	244,068	Elevator	140,251	180,323	240,430
VALDOSTA				VALDOSTA			
Walkup	122,823	155,719	203,244	Walkup	123,948	157,056	204,805
Elevator	133,829	172,066	229,421	Elevator	134,203	172,546	230,062

Project Feasibility

Cost Limits (2014 vs. 2015)

% Change	Number of Bedrooms			70 Units (35 2bds / 35 3bds)		
	1	2	3	TOTAL (70 units)		
ATLANTA						
Walkup	1.71%	1.67%	1.59%	Walkup	\$	15,052,698
Elevator	0.90%	0.90%	0.90%	Elevator	\$	16,505,350
MACON						
Walkup	-0.73%	-0.77%	-0.85%	Walkup	\$	13,162,220
Elevator	-1.49%	-1.49%	-1.49%	Elevator	\$	14,506,866
VALDOSTA						
Walkup	0.92%	0.86%	0.77%	Walkup	\$	12,767,386
Elevator	0.28%	0.28%	0.28%	Elevator	\$	14,130,625

Project Feasibility

Cost Waivers

- ❑ No cost waivers before or at Application Submission
- ❑ Post Award
 - ❑ DCA will consider cost waivers
 - ❑ No increase to credits or developer fee
- ❑ Construction Hard Cost waivers will require a third-party cost review.
 - ❑ Other cost waivers may require third party cost review

Underwriting Policies

Underwriting Policies

Developer Fee Limitation

- ❑ Maximum Developer Fee for:
 - ❑ 9% credits: \$1,800,000
 - ❑ 4% credits: \$2,500,000
 - ❑ (No waiver request)

Underwriting Policies

Funding of DCA HOME Loans HOME Draws & TCAP

- ❑ HOME and TCAP funds drawn in equal amounts during the period of construction.
- ❑ TCAP construction loan terms will mirror DCA HOME construction loan terms.
 - ❑ TCAP repaid in full at conversion

Underwriting Policies

General Contractor

- ▣ The General Contractor must be properly licensed in the State of Georgia.
- ▣ General Contractor's license shall be submitted with the Contractor Qualification Package
 - ▣ Evidence that insurance meets the State of Georgia minimum requirements.

Underwriting Policies

Payment and Performance Bonds

- ▣ Where an Identity of Interest exists, a letter of credit or construction loan in lieu of the payment and performance bond waiver must be submitted at Application.
- ▣ No longer required at Pre-Application

Underwriting Policies

Payment and Performance Waivers - Considered if:

- ▣ Owner provides a construction completion guaranty and payment guarantee
- ▣ Secured by a letter of credit
 - ▣ Value of at least 50% of the total construction cost, including profit and overhead.
- ▣ Private financing no longer an option

THRESHOLD Q&A

Georgia Department of
Community Affairs

Robert Fink

